

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL C-2-31 URBAN RENEWAL AREA  
PROJECT NO. MASS R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Barbara J. & Herbert Cone/ Ann E. & David F. Sinton has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcel C-2-31 in the Waterfront Project Urban Renewal Area:

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Barbara J. & Herbert Cone/ Ann E. & David F. Sinton be and hereby is tentatively designated as redeveloper of Disposition Parcel C-2-31 in the Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
  - (iii) Final Working Drawings and Specifications; and
  - (iv) Proposed construction and rental schedules.



2. That disposal of Parcel C-2-31 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Barbara J. & Herbert R. Cone/Ann E. & David F. Sinton possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

67 Long Wharf, Apt. 1  
Boston MA 02110  
5 April 1974

Mr. David Weiner, Director  
Waterfront Project  
Boston Redevelopment Authority  
Boston City Hall  
Boston MA

Dear Mr. Weiner:

RE: Submission of financial statement for proposals  
on Parcel C-2 buildings

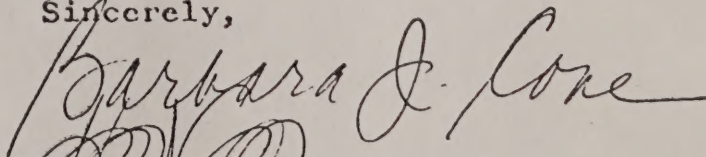
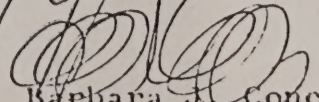
We are in the process of preparing a complete financial statement with the assistance of our accountant, Richard Kanter, of Kanter, Kanter, Silver and Company, Boston. We hope you can appreciate the fact that this is a particularly busy time of year for accountants and their clients. We expect that, once the pressing business of income tax returns has subsided, we can complete the required forms forthwith.

For the present, we wish to outline briefly the major sources of our assets, as follows:

- a) accounts with the Provident Institution for Savings and the New England Merchants National Bank;
- b) assets and securities in excess of \$40,000;
- c) corporate officers and majority stockholders in the Silversmiths' Shop Inc., d/b/a Harbor Design.

We will forward a detailed financial statement to you as soon as that is completed.

Sincerely,

  
  
Barbara J. Cone  
Herbert R. Cone



44.2  
David F. and Ann E. Sinton  
67 Long Wharf  
Boston. Ma 02110  
Telephone: 742-3853

SUBJECT: Rehabilitation of building at 45-47 Fulton Street  
Downtown Waterfront-Faneuil Hall Renewal Project (Parcel C-2)

Statement in lieu of certified "financial responsibility" statement.

Dear Sirs,

I was regrettably forced to inform Mr Jack Spencer in the Rehabilitation Finance section of the Boston Redevelopment Authority that our accountant ( due to the pressures of "tax time" etc.) finds himself unable to adequately comply with the financial certification statement in HUD 6004 before the filing deadline of April 5, 1974.

My husband and I have holdings in the following banks:

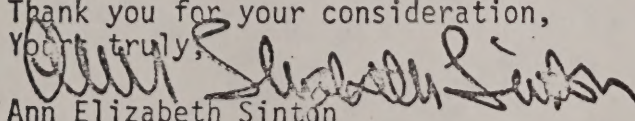
First National Bank of Boston	Boston, Mass
Provident Institute for Savings	Boston, Mass

We have marketable assets in excess of \$30,000.

Mr Sinton is Asst. Professor of Landscape Architecture in the Graduate School of Design of Harvard University and a partner in the firm of Steinitz-Rogers Associates Inc. Mrs Sinton is employed by Harbor Design of Boston.

It is our intention to file a fuller statement as an amendment to this application as soon as possible and we trust that this may be acceptable to the Authority.

Thank you for your consideration,  
Yours truly,

  
Ann Elizabeth Sinton

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REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

- 1, a. Name of Redeveloper: Barbara J. & Herbert R. Cone  
Ann E. & David F. Sinton
- b. Address of Redeveloper: 67 Long Wharf, Apts. 1 & 3, Boston MA 02110
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

*(Name of Local Public Agency)*

in Downtown Waterfront/Faneuil Hall Urban Renewal Project

*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

Brick warehouse structure located at 45-47 Fulton Street.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as \_\_\_\_\_
- ☐ A business association or a joint venture known as \_\_\_\_\_
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) \_\_\_\_\_

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: \_\_\_\_\_

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- 6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- 7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$ 75,000.
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 15,000-30,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
1) 2-bedroom duplex (owner)	\$ 425-450	
2) 2-bedroom duplex (owner)	425-450	
3) efficiency	200-225 (or at BHA recommended rate for elderly housing unit)	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals; Heat, hot water, air conditioning.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Frost-free refrigerator, 4-burner stove w/self-cleaning oven, dishwasher, disposal, air conditioner. Clothes washer and CERTIFICATION dryer and trash compactor will be provided in basement for common use.

I (We)<sup>1</sup> Barbara J. & Herbert R. Cone; Ann E. & David F. Sinton  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: 5 April 1974

Barbara J. Cone  
Signature

Title

Dated: 5 April 1974

Ann E. Sinton  
Signature

Title

67 Long Wharf, Apt. 1, Boston 02110  
Address and ZIP Code

67 Long Wharf, Apt. 3, Boston 02110  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



TABLED: DECEMBER 5, 1974

TABLED: DECEMBER 19, 1974

RESUBMITTED: DECEMBER 26, 1974

## MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF AN INDIVIDUAL DEVELOPER  
PARCEL C-2-31  
TENTATIVE DESIGNATION OF AN INDIVIDUAL DEVELOPER  
BARBARA J. & HERBERT R. CONE, 67 LONG WHARF, BOSTON  
ANN E. & DAVID F. SINTON, 67 LONG WHARF, BOSTON

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On February 10, 1974, the Authority advertised the availability of seven buildings along Fulton Street within Parcel C-2 for rehabilitation purposes. These structures from #45-#79 Fulton Street were offered for individual ownership as were twelve other buildings along Fulton Street and eighteen others along Commercial Street. Fifty-two submissions were made by interested parties for these seven buildings.

Following the process previously established by a Federal Court ordered stipulation, the Developers Selection Advisory Committee reviewed the submissions. This group completed its work on October 15, 1974 and submitted to the Authority, for its consideration, a list of names which they recommended.

One of those named by the Committee is Barbara J. & Herbert R. Cone, 67 Long Wharf/Ann E. & David F. Sinton, 67 Long Wharf, Boston, Massachusetts, who is hereby recommended as redeveloper of Parcel C-2-31, 45-47 Fulton Street, Boston, Mass. The disposition parcel consists of approximately 1,400 square feet of land with the building thereon which will be rehabilitated by the individual redeveloper.



